

## RECORD OF PROCEEDINGS

Minutes of

SPECIAL

Meeting

COLUMBUS BLANK BOOK CO., COL., O.

Form No. 1097

Held November 17,

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## SPECIAL MEETING

The Council of the City of Centerville, County of Montgomery, State of Ohio met in Special Session, Monday, November 17, 1969 at 7:30 P.M. at the Municipal Building with Mayor Paul Hoy presiding. Councilmen present were as follows: Harold Wells, Richard Miller, John Davis, John McIntire, J.V. Stone, City Manager John Griffin, Engineer Frank Williams, Municipal Attorney Robert Farquhar, and Clerk of Council Marilyn McLaughlin.

The Minutes of the Meeting of November 3, 1969 had been distributed prior to this Meeting. Mr. Davis moved that the Minutes of the Meeting of November 3, 1969 as distributed, be approved. Mr. Wells seconded the motion. A roll call vote resulted in six ayes in favor of the motion.

Councilman John Zengel entered the Meeting at this time.

Mr. Victor Green, 211 Whittington Drive appeared before Council to encourage Centerville to show less surplus on the Budget submitted to the County for the distribution of local government funds. Mayor Hoy suggested that Mr. Green review finances with the Director of Finance and then discuss this matter at a Council Work Session. Mayor Hoy also suggested that a breakdown of finances in other Cities of comparative size be prepared covering the last two or three years.

Mr. Wells reported for the Planning Commission. He explained the Preliminary Plan for Oak Creek Four and located it on a map. Whipp Road will be re-aligned though this development to line up with Feedwire Road in Green County. The Planning Commission recommended acceptance of the Preliminary Plan of Oak Creek Four. Mr. Wells moved that Council approve the Preliminary Plan of Oak Creek Four. Mr. Davis seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Wells reviewed the Public Hearing held concerning the Variance Application of Mr. and Mrs. Richard Kiser, 335 Cedarleaf Court for a pre-primary private school. The Planning Commission requested a better definition of the various schools for small children. After an on-site inspection a decision will be made.

Mr. Wells reviewed the Public Hearing held concerning a change in zoning from R-2 to R-3 for the Puterbaugh, McNeil, Wear and Troyon properties on the west side of South Main Street opposite the Christian Science Church. The Planning Commission on it's own volition proposed this zoning change. No recommendation was made by the Planning Commission at this time.

Mr. Wells explained the Application for Variance by Zengel Construction Company for the location of a carport on Poinciana Drive. A compromise was reached between the Zengel Construction Company and the adjoining property owner Mr. Wilbur Spatz. The Planning Commission approved the Variance with specific specifications.

Mr. Wells reviewed the Record Plans for Black Oak Estates Two, Sections Three and Four. Engineer Frank Williams recommended approval of both sections, and presented the following Cost Estimates:

Section Three -	\$22,800.00 Cost Estimate
	\$187.80 Inspection Fee
Section Four -	\$71,000.00 Cost Estimate
	\$613.20 Inspection Fee

The Planning Commission recommended approval of both sections provided the pipe on the south side of lot 296 is extended to the bank of the stream and sidewalks are on the south side of Ambridge Road. Mr. Wells moved approval of the Detailed Drawings and Record Plan and Cost Estimate as submitted by the City Engineer for Black Oak Two, Sections Three and Four. Mr. Zengel seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.



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Mr. Wells explained a sketch plan submitted by Mr. Harry Misel for an office complex in the Entrance Corridor District of Village South. The Planning Commission was in approval of parking in the front of this building to correspond with the development which has already taken place to the north of this property. Mr. Davis requested that previous approval be checked concerning another roadway running west through this Entrance Corridor District to Route 48.

The proposal before Washington Township for a Special Use for the Turner Property at Spring Valley Road and Paragon Road was discussed by Council. Council expressed concern for this proposal because of the nearness of this property to the City; it would permit the construction of 1800 apartment units and 27 acres of golf course. There is only one public road planned, through the project and the sewage would be pumped through the facilities for Centerville. Mr. Wells advised that this pumping station is not adequate for the houses planned for this area. Council agreed that a Meeting be set for Monday, November 24, 1969 at 9:00 P.M. between the Washington Township Trustees and Council to discuss this matter.

City Manager John Griffin advised that Mr. Pat Jackson 2420 Centerville Station Road, has presented petitions requesting that Centerville Station Road and East Franklin Street be changed to "Station Road". The petitions contained 26 signatures from East Franklin and 34 signatures from Centerville Station.

Mr. Griffin gave his City Manager's Report. He submitted the 1970 Estimated Budget and Local Share Financing for the TCC; and the criteria for project selection in the State Highway Bond Issue Number One Program. He introduced Mart Kask, Director of the TCC, who reviewed past and future responsibilities of the Committee. Mr. Kask explained services and materials available to member municipalities, and reviewed the structure of the TCC. He advised that there is a close relationship between the TCC and the Miami Valley Regional Planning Commission, and a very good exchange of data takes place. He explained the three sources of revenues for the Committee. Mr. McIntire wondered if this organization had reviewed Centerville's request concerning State Highway Bond Funds. Mr. Kask advised that the request was not received in time to be evaluated. Mayor Hoy stressed the need for coordination between local municipalities, and thus the need for the Transportation Coordinating Committee. Mr. Davis felt that Council's Intent should be expressed concerning membership in TCC for 1970 so that necessary appropriations can be made. Mr. Wells moved that Council go on record as being desirous of joining the Transportation Coordinating Committee in 1970. Mr. Davis seconded the motion. A roll call vote resulted in six ayes in favor of the motion. Mr. McIntire voted no.

Mr. Griffin reviewed Resolution Number 11-69. He advised this is routine acceptance of the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies. Mr. Davis moved for passage of Resolution Number 11-69: Resolution Accepting The Amounts And Rates As Determined By The Budget Commission And Authorizing The Necessary Tax Levies And Certifying Them To The County Auditor.

WHEREAS, This Council in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1st, 1970; and

WHEREAS, The Budget Commission of Montgomery County, Ohio, has certified its action thereon to this Council together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Council, and what part thereof is without, and what part within the ten mill tax limitation; therefore be it

RESOLVED, By the Council of the City of Centerville, Montgomery County, Ohio, that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

RESOLVED, That there be and is hereby levied on the tax duplicate of said City the rate of each tax necessary to be levied within and without the ten mill limitation as follows:



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SCHEDULE A

Summary Of Amounts Required From General Property Tax Approved By Budget Commission, And County Auditor's Estimated Tax Rates

FUND	Amount to Be Derived from Levies Outside 10 Mill Limitation	Amount Approved by Budget Commission Inside 10 Mill Limitation	County Auditor's Estimate of Tax Rate to be Levied	
			Inside 10 Mill Limit	Outside 10 Mill Limit
	Column II	Column IV	V	VI
Bond Retirement Fund		7,180.00	.20	
General Fund		76,020.00	2.15	
Police Fund	69,300.00			1.96
Total	69,300.00	83,200.00	2.35	1.96

SCHEDULE B

Levies Outside 10 Mill Limitation, Exclusive of Debt Levies

Fund	Maximum Rate Authorized to Be Levied	County Auditor's Estimate of Yield of Levy (Carry to Sched. A, Column II)
General Fund:		
Police levy authorized by voters on November 2, 1965, for not to exceed 5 years. 5th Year	.96*	33,940.00
Police levy authorized by voters on November 7, 1967, for not to exceed 5 years. 3rd Year	1.00	35,360.00

\*Reduced under Section 5713.11 R.C.

and be it further

RESOLVED, That the Clerk of this Council be, and she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Mr. Wells seconded the motion. A roll call vote resulted in seven ayes in favor of the motion.

Mr. Griffin advised that, in accordance with the Charter, the City should get into the selection of a Personnel Appeals Board as soon as possible. This must be finalized by January 1, 1970. Mayor Hoy suggested that anyone interested in serving on this Board apply in the City Office; applications will be available. Municipal Attorney Robert Farquhar will prepare the necessary Ordinance concerning membership, others needed will be reviewed in a Council Work Session.

The Meeting was then adjourned.

Approved:

*Paul C. Hoy*  
Mayor

ATTEST:

*Marilyn J. McLaughlin*  
Clerk of Council